



STAFF REPORT ACTION REQUIRED

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 18 St. Thomas Street

Date:	September 19, 2013
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Urban Design, City Planning Division
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	P:\2013\Cluster B\PLN\HPS\TEYCC\October 17 2013\teHPS30

SUMMARY

This report recommends City Council state its intention to designate the property at 18 St. Thomas Street under Part IV, Section 29 of the Ontario Heritage Act. Located on the northwest corner of St. Thomas and Sultan Streets, the site contains the Windsor Arms Hotel (1999).

The property at 18 St. Thomas Street (formerly known as 16 St. Thomas) was listed on the City of Toronto Inventory of Heritage Properties in 1982 and designated under Part IV, Section 29 of the Ontario Heritage Act in 1992 by By-law No. 605-92. In 1996, the owners entered into a Heritage Easement Agreement with the City of Toronto as part of a development agreement to reconstruct the Windsor Arms Hotel at the base of a new residential condominium tower. During the project, it was determined that the original materials could not be salvaged for the reconstruction, resulting in its replacement with a new building that retained the entrance surround, some of the stained glass windows and one interior attribute from the 1927 structure. The designating by-law was repealed in 2012.

Although the Windsor Arms Hotel was rebuilt in a design that recalls but does not replicate exactly the original building, the current property demonstrates cultural heritage value for its historical associations and its status as a city-wide landmark. Following research and evaluation according to Ontario Regulation 9/06, staff have determined that the property containing the new Windsor Arms Hotel meets these criteria prescribed for municipal designation for its historical or associative values and its contextual value.

RECOMMENDATIONS

The City Planning Division recommends that

1. City Council state its intention to designate the property at 18 St. Thomas Street (Windsor Arms Hotel) under Part IV, Section 29 of the Ontario Heritage Act.
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of the Council's decision on the designation of the property.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The property at 18 St. Thomas Street (formerly known as 16 St. Thomas) was listed on the City of Toronto Inventory of Heritage Properties in 1982 and designated under Part IV, Section 29 of the Ontario Heritage Act in 1992 by By-law No. 605-92. In 1996, as part of the development agreement approving the reconstruction of the Windsor Arms Hotel at the base of a new residential condominium tower, the owners entered into a Heritage Easement Agreement with the City of Toronto to preserve original materials and attributes of the heritage building. During the project, it was determined that the original materials from the hotel could not be salvaged for the reconstruction, and a demolition permit was issued. The designating by-law was repealed in 2012; however, the property remains protected by a Heritage Easement Agreement.

ISSUE BACKGROUND

When the property was designated under Part IV, Section 29 of the Ontario Heritage Act in 1992, the hotel was vacant and threatened with the possibility of demolition. At this time, more than a decade before the 2005 amendments to the Ontario Heritage Act, the City could not refuse the demolition of designated heritage properties provided that the owner had a building permit approved for new construction. A Heritage Easement Agreement was the strongest protection afforded heritage properties at that time, and these agreements continue in use today as important conservation tools for the Municipality.

The Heritage Easement Agreement identifies the heritage features of the building, including the elements that were to be incorporated into the new Windsor Arms Hotel. The design for the new construction (completed in 1999) was not the planned reconstruction and restoration of the original building, but instead retained its scale, form and massing, with similar but not identical materials, fenestration and detailing. The original stone entrance and the stained glass windows from the east façade of the 1927 hotel are incorporated in the current building, as well as one fireplace surround on the interior.

In 2008, City Council adopted the Standards and Guidelines for the Conservation of Historic Places in Canada, which were produced by the federal government with input from heritage experts across Canada to create "a culture of conservation to preserve Canada's unique and irreplaceable heritage for successive generations". Staff apply the Standards and Guidelines to every application proposing changes to heritage properties listed and designated by City Council. While replication of entire buildings is not regarded as an appropriate conservation strategy, staff are mindful of the circumstances surrounding the designation, demolition and subsequent reconstruction of the Windsor Arms Hotel in the 1990s and the significance of the Heritage Easement Agreement entered into at that time. This agreement recognized that given the special status of the property and its value to the community as a city-wide landmark.

COMMENTS

A Location Map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) on the property at 18 St. Thomas Street. As a result of this assessment, staff have determined that the property containing the Windsor Arms Hotel as reconstructed in 1999 meets Ontario Regulation 9/06, the criteria prescribed for municipal designation for its associative and contextual values. Anchoring the northwest corner of St. Thomas and Sultan Streets in the Bloor Yorkville neighbourhood, the property at 18 St. Thomas Street is valued for its historical associations with the original Windsor Arms Hotel (1927-1996), its continuation as a traditional upscale venue in this location, its links to the Toronto International Film Festival that was founded on-site, and its status as a local landmark in the city.

CONTACT

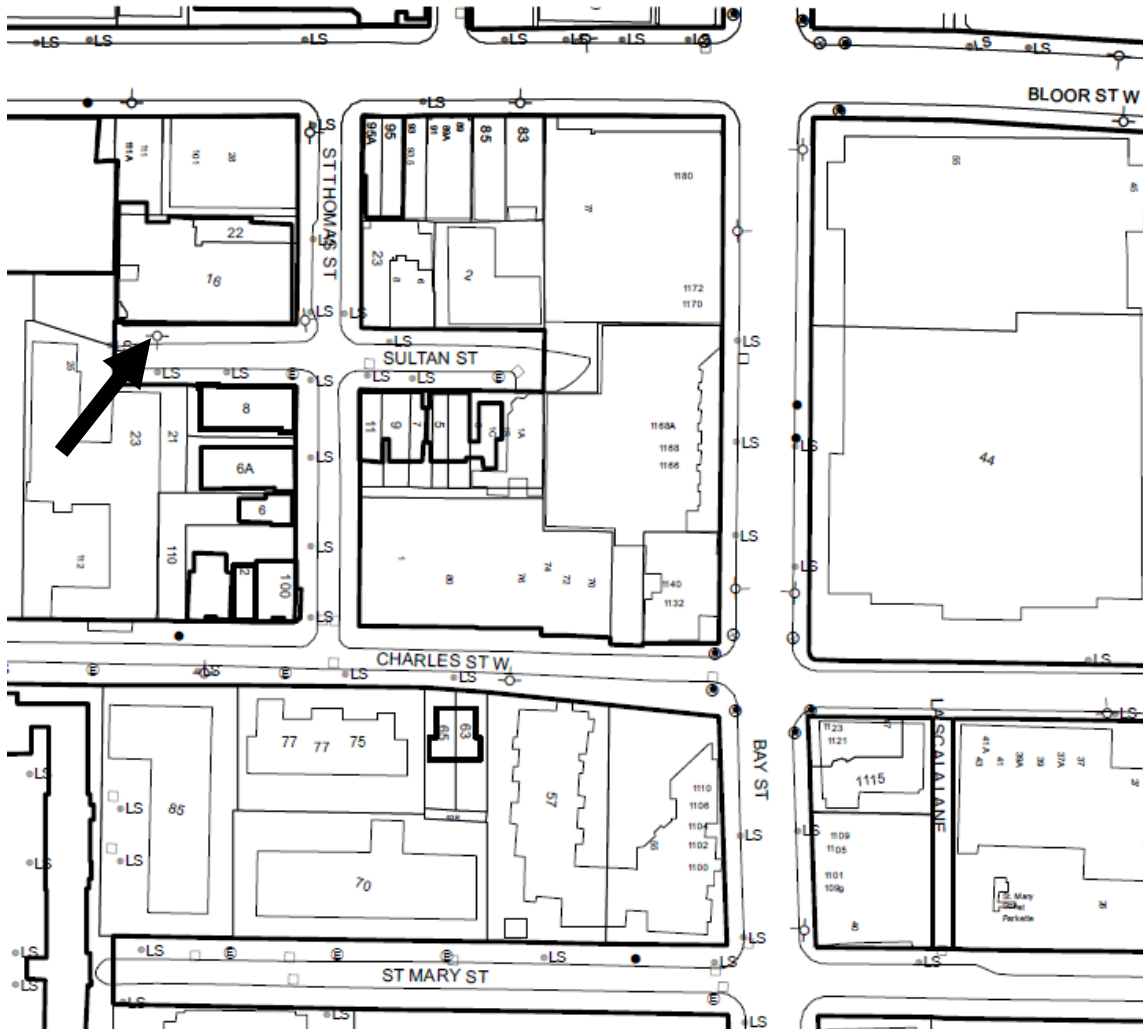
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SIGNATURE

James Parakh
Acting Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Statement of Significance (Reasons for Designation)
Attachment No. 4 – Heritage Property Research and Evaluation Report



This location map is for information purposes only;
the exact location of the property is not shown.

The **arrow** marks the location of the site.



Photographs showing the location of the Windsor Arms Hotel on the northwest corner of St. Thomas and Sultan Streets (above) and the main (east) entrance where the stone surround with the parapet, name band and Tudor arch (below left) and stained glass windows (below right) are from the original (1927) hotel of the same name (Heritage Preservation Services)

STATEMENT OF SIGNIFICANCE:
18 ST. THOMAS STREET
(REASONS FOR DESIGNATION)

ATTACHMENT NO. 3

Windsor Arms Hotel (1999)

Description

The property at 18 St. Thomas Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage values, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of associative and contextual values. Located on the northeast corner of St. Thomas and Sultan Streets, the Windsor Arms Hotel (1999) is a four-storey commercial building that is incorporated at the base of a 19-storey residential condominium.

Statement of Cultural Heritage Value

The Windsor Arms Hotel has cultural heritage value for its historical associations with the original hotel that occupied the property between 1927 and 1996, and the continuation of the historical *uses* of the site as a familiar and popular destination for dining, accommodation and gatherings. From its origins as a private apartment hotel, the Windsor Arms grew into a venue of local renown that hosted both local patrons and international celebrities. In 1976, the famed Toronto International Film Festival (TIFF) was founded on this site as the "Festival of Festivals", and the current hotel remains one of the key locations associated with this celebrated annual event in the city.

Contextually, in its historical location anchoring the northwest corner of St. Thomas and Sultan Streets in the Bloor Yorkville neighbourhood, the Windsor Arms Hotel is valued as a local landmark in Toronto.

Heritage Attributes

The heritage attributes of the four-storey structure on the property at 18 St. Thomas Street are:

- The placement, orientation and setback on the northwest corner of St. Thomas and Sultan Streets
- The scale, form and materials
- Marking the main (east) entrance, the stone surround with the shaped parapet, gold-lettered name band, doorcase in the form of a Tudor arch and Neo-Gothic detailing that is from the original Windsor Arms Hotel (1927)
- The stained glass windows on the east façade and, on the interior, the fireplace surround in the first-floor tearoom, which are from the original Windsor Arms Hotel (1927)

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**WINDSOR ARMS HOTEL
18 ST. THOMAS STREET, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

September 2013

1. DESCRIPTION



Above: principal (east) facade of Windsor Arms Hotel
 cover: east facade on St. Thomas Street (right) and south elevation on Sultan Street (left)
 (Heritage Preservation Services, September 2013)

18 St. Thomas Street: Windsor Arms Hotel (1997)	
ADDRESS	18 St. Thomas Street (northwest corner of Sultan Street)
WARD	20 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan 97, Lot 9 and part Lots 6-8 and 10
NEIGHBOURHOOD/COMMUNITY	Bloor Yorkville
HISTORICAL NAME	Windsor Arms Hotel
CONSTRUCTION DATE	1997 ¹
ORIGINAL OWNER	George Friedman, developer
ORIGINAL USE	Commercial and residential (hotel and residential condominium)
CURRENT USE*	Same * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Sol Wassermuhl, Page and Steele, architect
DESIGN/CONSTRUCTION	Concrete, steel, brick, stone, glass and wood
ARCHITECTURAL STYLE	See Section 3
ADDITIONS/ALTERATIONS	Not applicable
CRITERIA	Historical/Associative and Contextual
HERITAGE STATUS	Listed on the City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	September 2013

¹ The current building replaced the original Windsor Arms Hotel (1927-96)

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 18 St. Thomas Street, and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1854	Part of Park Lot 10 is subdivided under Plan 97
1858	Boulton's Atlas illustrates a wood frame house form building on the northwest corner of present-day St. Thomas and Sultan Streets
1923	The mid-19th century residential building, with additions, remains in place as shown on Goad's Atlas
1927 June	A building permit is issued for the Windsor Arms Hotel, which is under construction by the end of the year
1966	The restaurant "Three Small Rooms" is added to the interior
1976	The "Courtyard Cafe" and "Club 22" open at the Windsor Arms Hotel
1976	The "Festival of Festivals" (forerunner to today's Toronto International Film Festival or TIFF) is founded at the Windsor Arms Hotel
1983	The property known as 16 St. Thomas Street with the Windsor Arms Hotel is listed on the City of Toronto Inventory of Heritage Properties
1991	The Windsor Arms Hotel closes
1992	The property at 16 St. Thomas Street is designated under Part IV, Section 29 of the Ontario Heritage Act
1996	A heritage easement agreement is registered on the property at 16 St. Thomas Street
1997	The Windsor Arms Hotel is demolished
1999	Following reconstruction, the new Windsor Arms Hotel opens
2012	The by-law designating the property at 16 St. Thomas Street under the Ontario Heritage Act is repealed

ii. HISTORICAL BACKGROUND

Bloor Yorkville Neighbourhood

The property at 18 St. Thomas Street is located southwest of Bloor Street West and Bay Street in the Bloor Yorkville neighbourhood. The origins of the area date to the late 18th century when, following the establishment of the Town of York (Toronto), present-day Bloor Street was laid out as the first concession line, separating the Park Lots to the south from York Township on the north. The surveying of Yonge Street in 1796 gradually opened the area northwest of the townsite to development where a tollgate was placed near its intersection with Bloor Street. A community emerged around the Yonge and Bloor cross-roads where, by the mid 1800s, a horse-drawn streetcar route connected it to the city. Incorporated as a village in 1853, Yorkville was the first independent municipality annexed by the City of Toronto in 1884. At that time, Yorkville remained a

working class suburb while, along its south edge, Toronto's wealthy citizens built residential estate housing.²

The character of Bloor as a mixed residential and commercial corridor changed in the late 1920s when the roadway was significantly widened and the adjoining lands redeveloped as "a decorous carriage-trade shopping street" and the setting of the city's annual Easter Parade.³ The ongoing revitalization of Bloor Street continued in 1965 with the opening of the Colonnade as Toronto's first mixed-used complex with upscale shops, restaurants, offices and apartments.⁴ At the same time, Yorkville underwent a transformation from a surviving 19th century neighbourhood to the focus of Toronto's folk music scene and "hippie" culture, emerging as a high-end shopping destination adjoining Bloor Street. Since the 1980s, "the names Yorkville and Bloor Street are synonymous with Toronto's most de luxe consumer district..."⁵

18 St. Thomas Street

While the property at 18 St. Thomas Street is now associated with the adjoining Bloor Street commercial district, it originated as part of Park Lot 10, a 100-acre allotment that was acquired in 1797 by John Elmsley, Chief Justice of Upper Canada, as the setting of his "Cloverhill" estate (Images 2 and 3). Elmsley's heirs began subdividing the tract in 1834. Two decades later, a plan of subdivision was registered on the lands southwest of present-day Bloor Street West and Bay Street where Czar Street (present-day Sultan Street) and University Street (now St. Thomas Street) were laid out (Image 6). The wood frame buildings that were recorded on Boulton's Atlas of 1858 remained in place (with additions) in 1923 when the last Goad's Atlas was updated (Images 4 and 9).⁶

The site at the northwest corner of St. Thomas and Sultan Streets was cleared for the first Windsor Arms Hotel, which opened during the period when plans for the widening and improvement of nearby Bloor Street were underway. The building was constructed in 1927 according to the designs of Toronto architect Kirk Hyslop. It opened as a private apartment hotel, where the original proprietor, James T. Benor resided with his family (Image 10 and 11). During much of the 20th century, it remained a popular destination for local patrons and visitors alike, and was favoured for its intimate scale and elegant atmosphere. In the 1970s and 1980s, it introduced "Three Small Rooms, "Club 22" and the "Courtyard Cafe" as premiere dining venues in Toronto (Images 12-16). The Windsor Arms Hotel appeared in the award-winning 1973 movie "The Paper Chase", and

² The residents on Bloor between Avenue Road and Sherbourne Street included department store founder Robert Simpson

³ McHugh, 200. Bloor Street was widened according to the principles of the City Beautiful Movement, a municipal initiative that was interrupted by the Great Depression and World War II

⁴ Located at 131 Bloor Street West, the Colonnade is designated under Part IV, Section 29 of the Ontario Heritage Act

⁵ McHugh, 198

⁶ The original buildings are depicted on the bird's eye view attached as Image 7. The 1884 Goad's Atlas records the name of "Hugh Scott" on the site who, according to the city directories for the era, was an insurance adjustor with the Church Street firm of Scott and Walmsley (Image 8)

both the original and present-day hotels were featured in films by the Toronto-based internationally-recognized director, Atom Egoyan. The Windsor Arms Hotel has been intertwined with the city's film industry since 1976 when Toronto producers Bill Marshall, Henk Van der Kolk and Murray "Dusty" Cohl founded the "Festival of Festivals" on the site as the forerunner to today's Toronto International Film Festival (TIFF).

The property formerly known as 16 St. Thomas Street with the original Windsor Arms Hotel (1927) was included on the City of Toronto Inventory of Heritage Properties in 1983 and designated under Part IV, Section 29 of the Ontario Heritage Act in 1992. At the time of the designation, the hotel stood vacant. In 1996, a redevelopment project was approved for a 19-storey residential condominium tower above a rebuilt Windsor Arms Hotel (Images 17 and 18). While a heritage easement agreement between the property owners and the City of Toronto protected the heritage elements of the building, it was determined that reconstruction of the building using the original materials was not possible and a demolition permit was issued. The new Windsor Arms Hotel was completed in 1999 in a design that resembled but did not replicate the original building, and retained the arched stone entrance portico and the stained glass windows from the east facade of the 1927 edifice, as well as the fireplace surround from the interior of the original first-floor tearoom (Images 19-21). The designating by-law from 1992 was repealed in 2012. The property at 18 St. Thomas Street remains listed on the City's heritage inventory with its Heritage Easement Agreement in force.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 18 St. Thomas Street are found on the cover and in Sections 2 and 6 of this report. The Windsor Arms Hotel (1999) is designed with features of the Neo-Gothic style in a design inspired by the first hotel that occupied the site between 1927 and 1996. Neo-Gothic styling was popular in the World War I era and identified initially with institutional buildings. It was distinguished from the Gothic Revival style of the previous century by the focus on horizontal rather than vertical lines, the lack of polychromy, and application of Tudor (rather than pointed) arches. The Neo-Gothic style was introduced to Toronto during World War I with the appearance of Hart House (1911-19) at the University of Toronto. It influenced the design of other buildings on the campus and beyond, including the original Windsor Arms Hotel (1927).

Recalling but not replicating the previous hotel on the site, the Windsor Arms Hotel (1999) features a rectangular-shaped plan with red brick cladding and brick, stone, wood and glass detailing.⁷ The flat roof is defined by a parapet with crenelles and a decorated cornice. The principal (east) facade on St. Thomas Street is divided into three bays by incised piers that terminate in pyramidal ornaments above the roofline. This vertical emphasis is countered by the band course separating the upper storey. In the centre bay, the main entrance that is placed in a stone surround with a shaped parapet, gold-lettered

⁷ Different materials were used, including red brick and cast stone, with the latter applied for the cornice, instead of the metal detailing used on the original hotel

nameband, and a doorcase in the shape of a Tudor arch was saved when the original (1927) hotel was demolished. The fenestration combines flat-headed window openings with stone hood moulds and sills.⁸ The stained glass windows from the original (1927) hotel were reinstated on the east facade. The cladding, fenestration and detailing is repeated on the extended south elevation along Sultan Street that terminates in the entrance to the parking garage. On the interior, the fireplace surround in the tearoom is from the original hotel on the site (Image 21).

iv. CONTEXT

The location of the property at 18 St. Thomas Street is shown on the map attached as Image 1. The Windsor Arms Hotel anchors the northwest corner of St. Thomas and Sultan Streets, one block south of Bloor Street West (Image 27). The University Apartments (completed in 1927 as one of a pair) at the southwest corner of this intersection, and the collection of late 19th century house form buildings flanking the southeast corner are recognized heritage properties (Images 26 and 27). Along with the Windsor Arms Hotel, they form an enclave of low-rise buildings at the Sultan-St. Thomas intersection that supports the historical residential scale of the neighbourhood as it developed during the late 19th and early 20th centuries. As it recalls the original hotel on the site through its form, scale and massing, the Windsor Arms Hotel stands as a "city-wide landmark".⁹

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	X

No design or physical values are identified at the time of the writing of this report.

⁸ The configuration and types of window openings differ from those on the first hotel, and the interior was reconfigured

⁹ City of Toronto By-law No. 605-92

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

Institution of Significance to a Community - The Windsor Arms Hotel has cultural heritage value for its historical associations with the original hotel that occupied the property between 1927 and 1996, and the continuation of the historical uses of the site as a familiar and popular destination for dining, accommodation and gatherings. From its origins as a private apartment hotel, the Windsor Arms grew into a venue of local renown that hosted both local patrons and international celebrities. In 1976, the famed Toronto International Film Festival (TIFF) was founded on this site as the "Festival of Festivals", and the current hotel remains one of the key locations associated with this celebrated annual event in the city.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	N/A
ii. physically, functionally, visually or historically linked to its surroundings	N/A
iii. landmark	X

Landmark – Contextually, in its historical location anchoring the northwest corner of St. Thomas and Sultan Streets in the Bloor Yorkville neighbourhood, the Windsor Arms Hotel is valued as a local landmark in Toronto.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 18 St. Thomas Street has associative and contextual values for its historical associations with the original Windsor Arms Hotel (1927-1996), its continuation as a traditional upscale venue in this location, its links to the Toronto International Film Festival that was founded on-site, and its status as a local landmark in the city.

5. SOURCES

Archival Sources

Abstract Indices of Deeds, Plan 97, Lot 9 and part Lots 6-8 and 10

Archival photographs, City of Toronto Archives, Toronto Historical Board and internet sources (individual citations in Section 7)

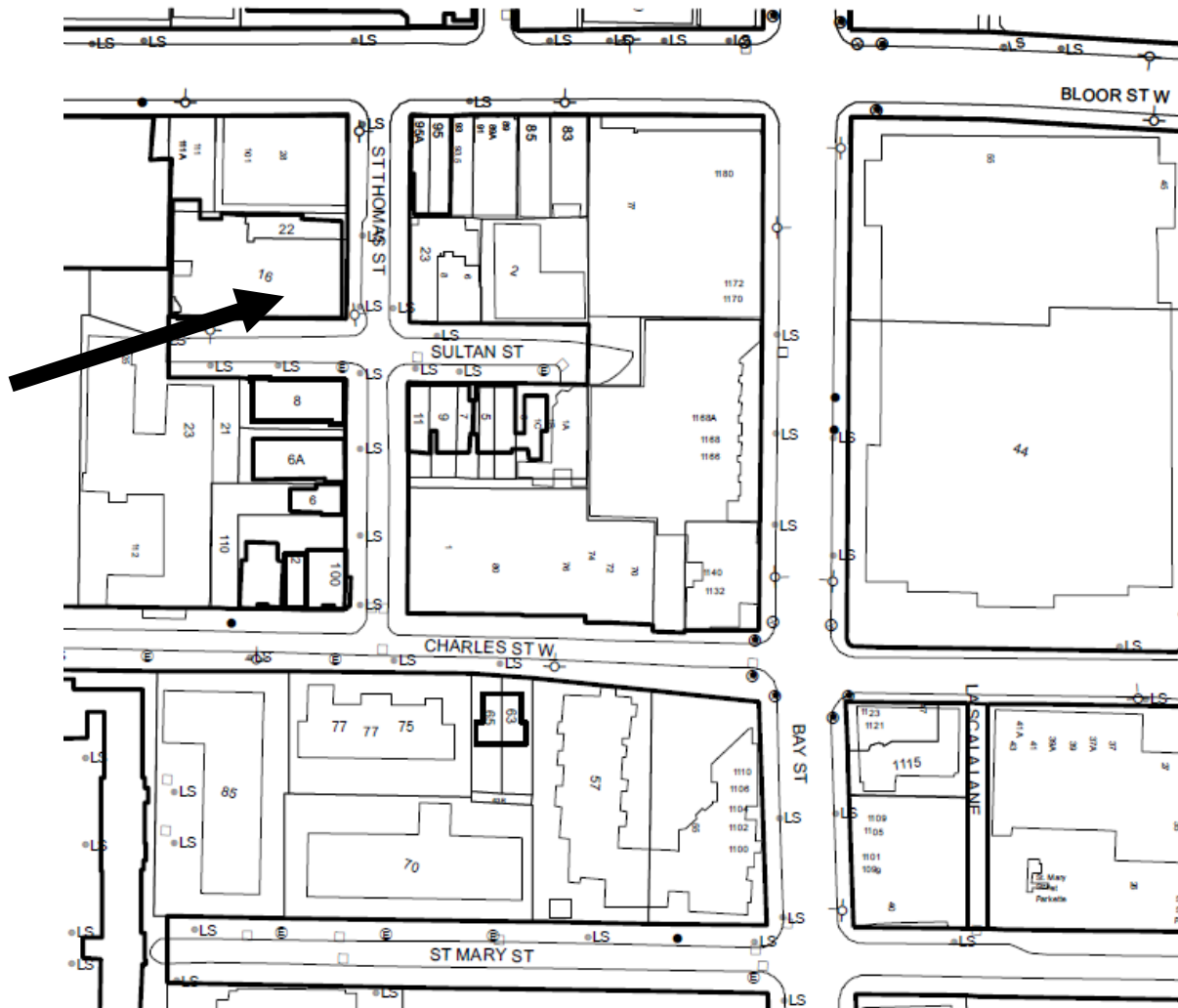
Assessment Rolls, City of Toronto, Ward 3, Division 7, 1927-30

Building Permits #65844 and 98566, City of Toronto Archives
Building Records, City of Toronto, Toronto and East York, 1945-2000
City of Toronto Directories, 1925 ff.
Goad's Atlases, 1884-1923
Historical maps (individual citations in Section 6)
Historical photographs, City of Toronto Archives and Toronto Historical Board
Historical postcard,
http://chuckmanothercollectionvolume4.blogspot.ca/2009/05/blog-post_1156.html
Underwriters' Survey Bureau Atlas, October 1930 revised to August 1945

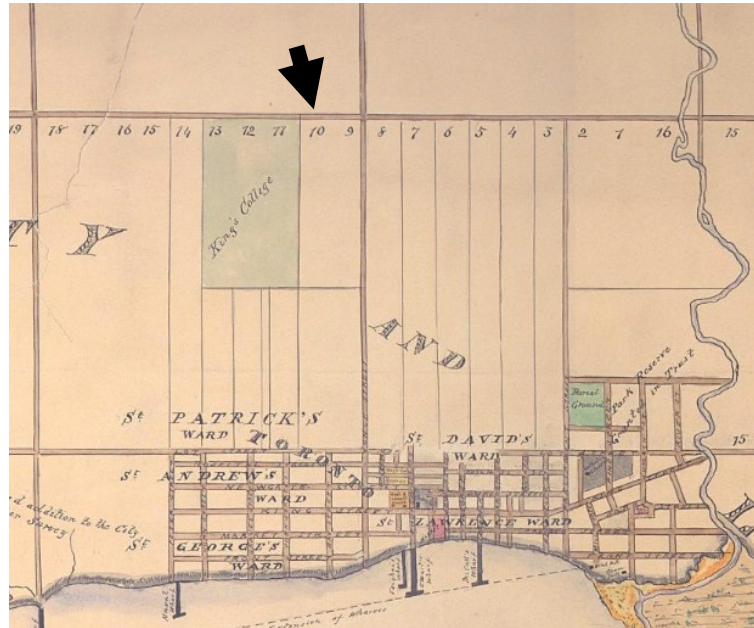
Secondary Sources

Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986
The Contract Record, July 13, 1927
The Globe, December 16, 1927, and October 29, 1929
Lumsden, Liz, The Estates of Old Toronto, 1997
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
"There Hasn't Been a Hotel Like This, Since There Was a Hotel Like This,"
Windsor Arms Media Kit, March 5, 1999
(http://www.windsorarmshotel.com/media/pdf/windsorarms_mediakit.pdf)

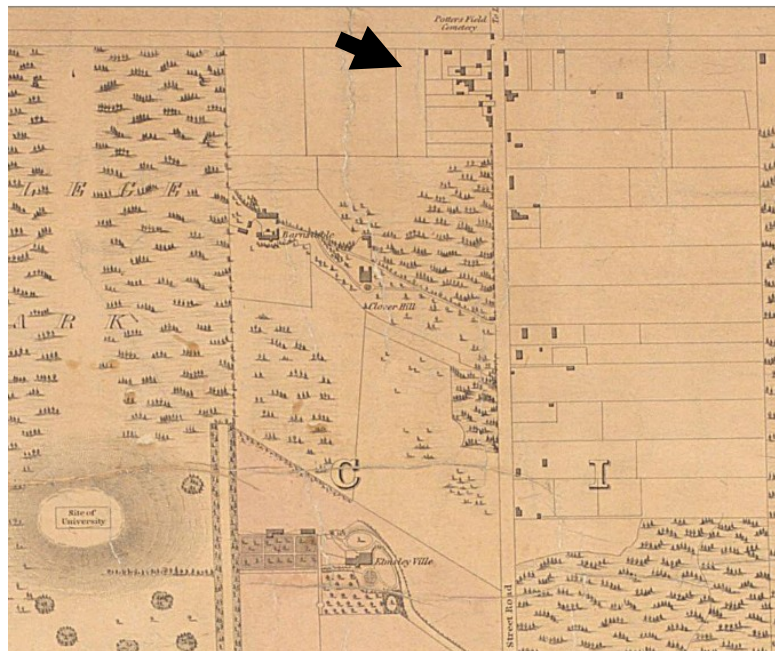
6. IMAGES – Historical maps and atlases are followed by other archival images.
The **arrows** mark the location of the property at 18 St. Thomas Street



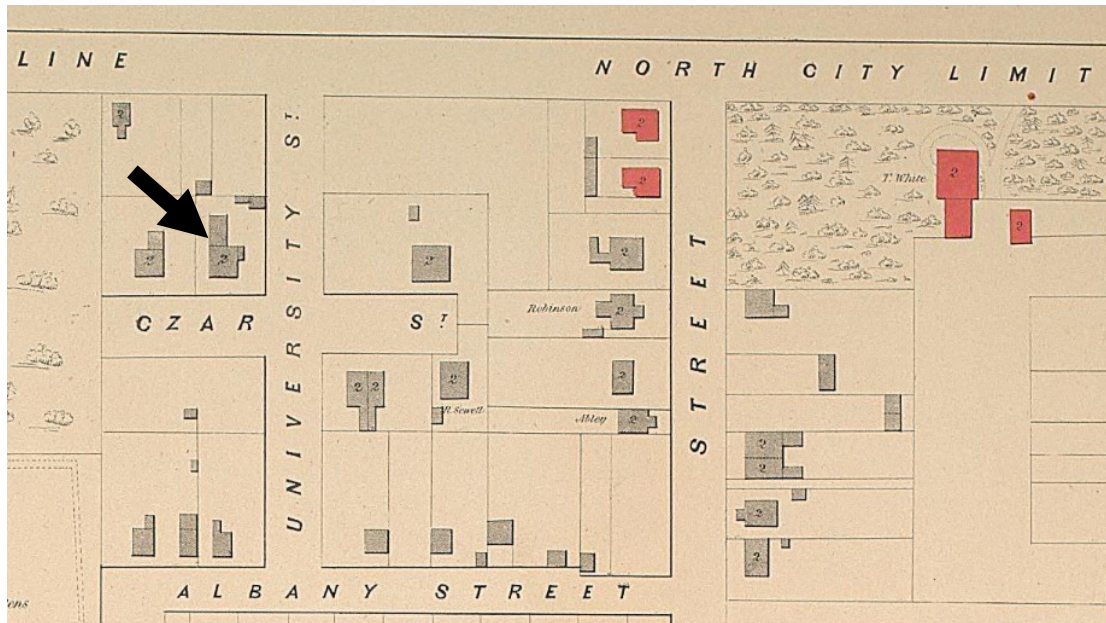
1. City of Toronto Property Data Map: showing the subject property on the northwest corner of St. Thomas and Sultan Streets, one block south of Bloor Street West



2. Chewett's Plan of the City of Toronto, 1834: showing Park Lot 10 prior to its subdivision and development



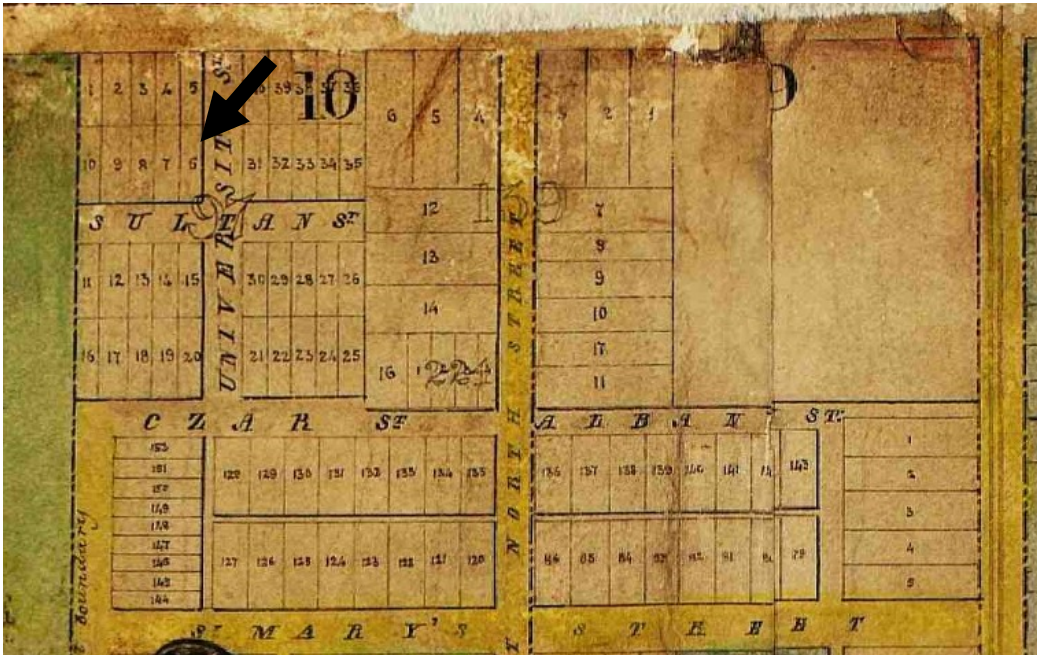
3. Cane's Topographical Plan of the City of Toronto, 1842: showing the north part of Park Lot 10 where the original owner, John Elmsley built his "Cloverhill" estate. No buildings are shown on the subject property, although the area adjoining present-day Yonge and Bay Streets is developed, with Potters Field (cemetery) in Yorkville to the north



4. Boulton's Atlas of the City of Toronto, 1858: showing the subdivision of the area where the subject property is located on the northwest corner of University Street (now St. Thomas Street) and Czar Street (present-day Sultan Street) where a wood house form building is in place



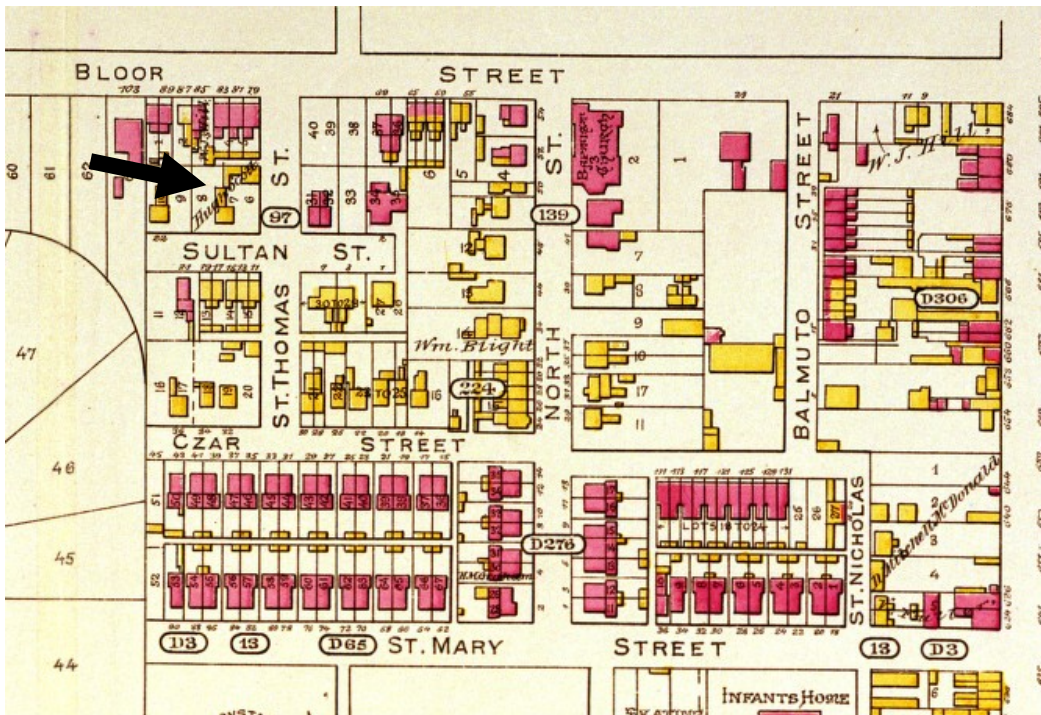
5. Tremaine's Map of the City of Toronto, 1860: showing the street pattern in the Village of Yorkville and adjoining area



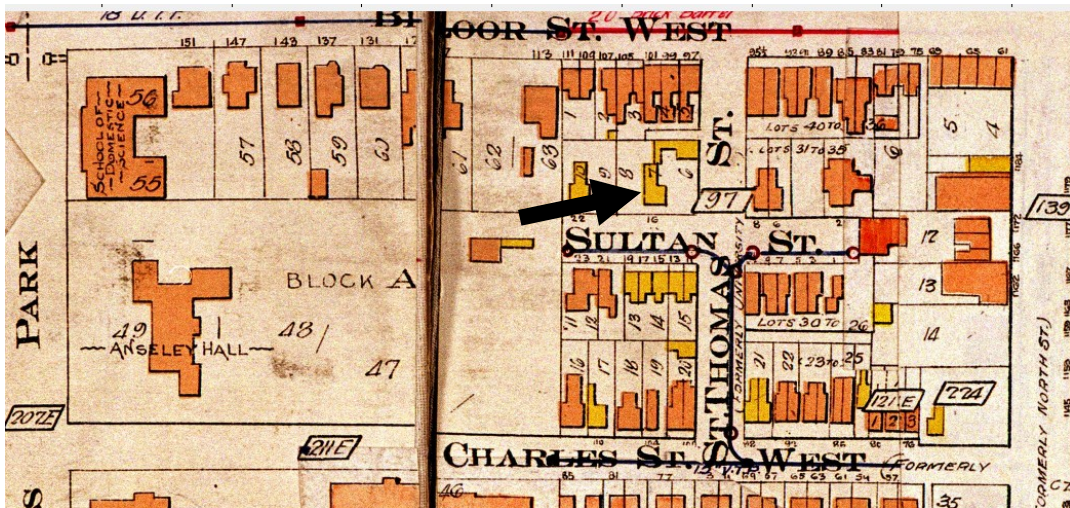
6. Browne's Plan of the City of Toronto, 1862: showing the subdivision of the subject property under Plan 97



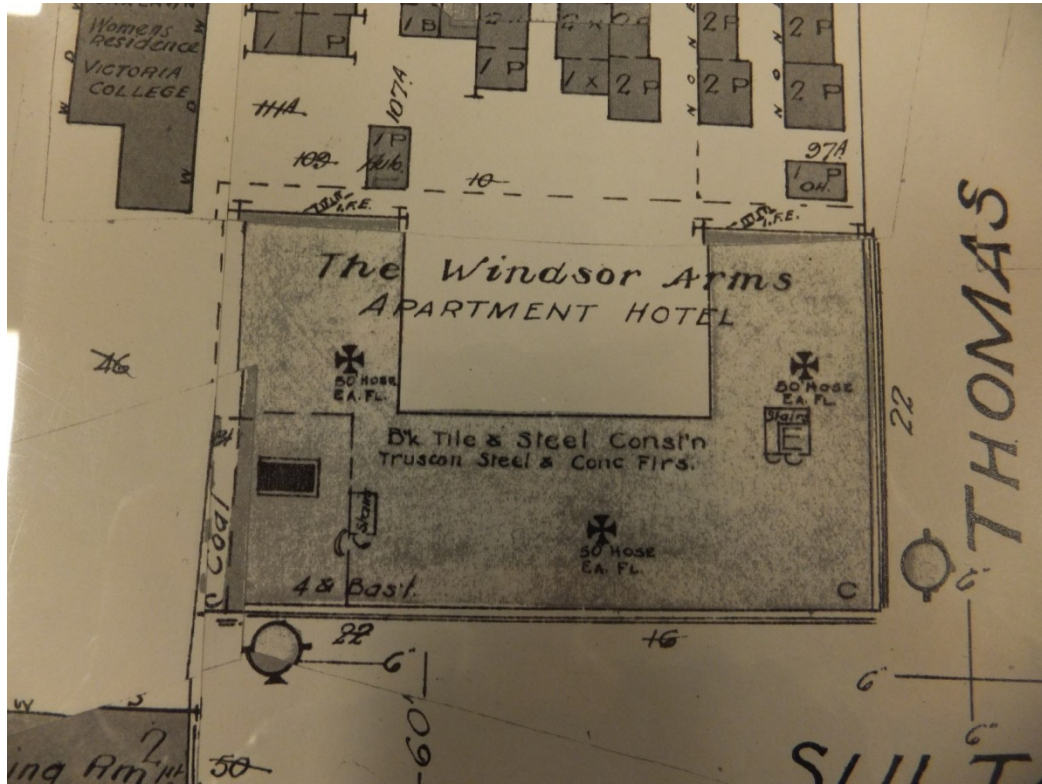
7. Gross's Bird's Eye View of the City of Toronto, 1876: showing the original buildings on the subject property ("Czar Street" is labelled on the image)



8. Goad's Atlas, 1884: showing the wood buildings on the subject site where the present street names are in use



9. Goad's Atlas, 1910 revised to 1923: showing the last Goad's atlas for the city where the wood buildings on the subject site were subsequently razed for the construction of the first Windsor Arms Hotel in 1927



10. Underwriters' Survey Bureau Atlas, October 1930 updated to August 1945: showing the original Windsor Arms "Apartment Hotel" in place

WINDSOR ARMS, LIMITED IDAY, OCTOBER 25, 1929.

- TORONTO -

**First mortgage twenty-year sinking fund
Gold Bonds Bearing 6½% Interest**

Windsor Arms, a modern, fire-proof, high-class Apartment Hotel, is nearing completion at the corner of St. Thomas and Sultan Streets, a half block south of Bloor, between Queen's Park and Bay Street.

The land and building have been valued at \$585,890, the first mortgage bonds of \$350,000 being less than 60% of this independent valuation.

Mr. J. T. Benor, President of Windsor Arms, Limited, who has successfully owned and operated similar apartment hotels for more than 15 years, estimates the gross rental of the 94 suites at \$103,115, with operating costs and allowances for vacancies at \$34,460. This leaves \$68,656 available for bond interest of \$22,750 and sinking fund.

Mr. Benor states that the estimate of rentals is being maintained and in some cases improved, and that tenants have already arranged for the suites that are available.

82- APARTMENT HOTELS

WINDSOR ARMS

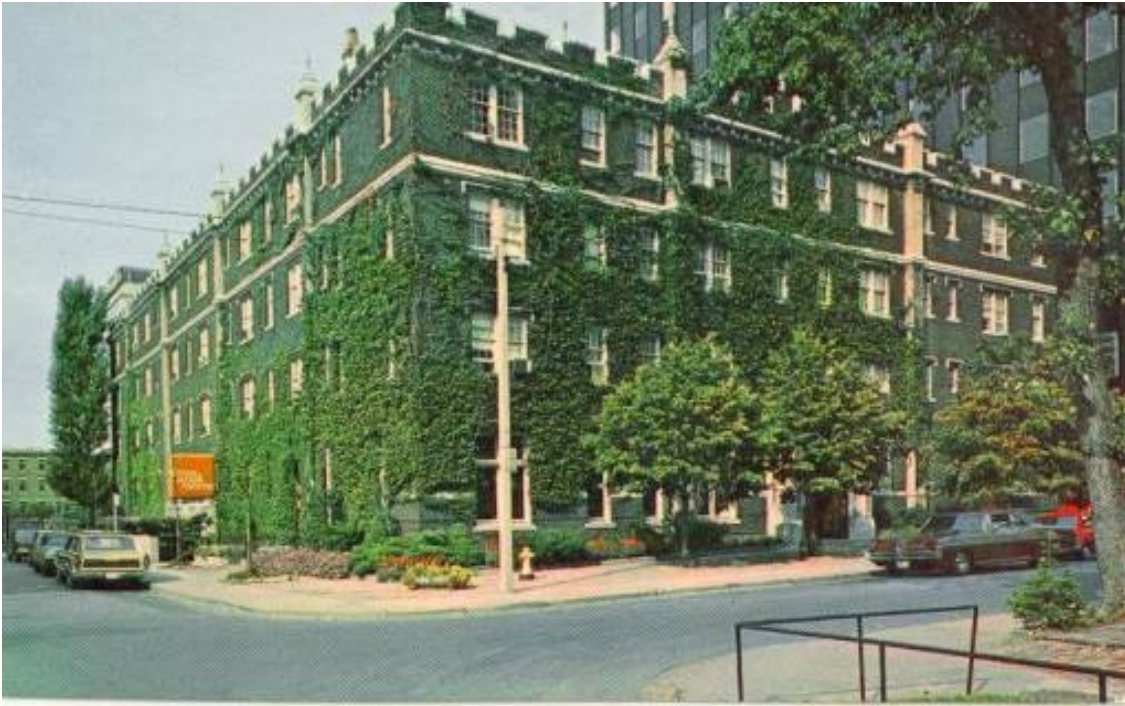
**Toronto's Newest Fireproof
Apartment Hotel**

**Beautifully furnished house-
keeping suites and hotel rooms**

BY DAY OR WEEK

**St. Thomas and Sultan Sts.
RANDOLPH 5141.**

11. Advertisements, The Globe, December 16, 1927 (left) and October 29, 1929 (right): indicating that the original Windsor Arms apartment hotel was nearing completion at the close of 1927, with suites available two years later



12. Postcard, Windsor Arms Hotel, late 1960s: showing the original hotel after "Three Small Rooms" opened, with the entry sign shown on the south elevation to the left (http://chuckmanothercollectionvolume4.blogspot.ca/2009/05/blog-post_1156.html)



13. Archival Photograph, St. Thomas Street at Sultan Street, 1970s: looking north to Bloor Street West from the corner of St. Thomas and Sultan Street (the subject property is on the left) (City of Toronto Archives, Fonds 124, Item 93)



14. Archival Photograph, Windsor Arms Hotel, 1980s: showing the property with the original Windsor Arms Hotel (1927) at the time of its inclusion on the City of Toronto Inventory of Heritage Properties (Toronto Historical Board)



15. Archival Photograph, Windsor Arms Hotel, 1980s: showing the interior of the original Windsor Arms Hotel (1927) with first-floor tea room to the left where the fireplace surround is visible (Toronto Historical Board)



16. Archival Photograph, Windsor Arms Hotel, 1980s: showing the Courtyard Cafe, which was opened in the original Windsor Arms Hotel (1927) (Toronto Historical Board)



17. Photograph, Windsor Arms Hotel, 1996: showing the original hotel prior to demolition (Toronto Historical Board)



18. Illustration, New Windsor Arms Hotel, 1997: showing the plans for the reconstructed hotel at the base of a residential condominium tower (Toronto Historical Board)



19. Photograph, Windsor Arts Hotel, 2000: showing the reconstructed hotel with the principal (east) facade on St. Thomas Street (Heritage Preservation Services)



20. Photograph, Windsor Arms Hotel, 2000: showing the south elevation on Sultan Street with the entrance to the parking garage (left) (Heritage Preservation Services)



21. Photograph, Windsor Arms Hotel, 2000: showing the interior with the first-floor tearoom where the fireplace surround from the original Windsor Arms Hotel (1927) was incorporated into the new hotel (Heritage Preservation Services)



22. Current Photograph, Windsor Arms Hotel, 2013: showing the principal (east) facade (Heritage Preservation Services)



23. Current Photographs, Windsor Arms Hotel, 2013: showing the east façade where the original entrance (left) and stained glass windows (one is shown on the right) from the 1927 building are incorporated in the reconstructed hotel



24. Current Photograph, Windsor Arms Hotel, 2013: looking west from St. Thomas Street and showing the south elevation on Sultan Street



25. Current Photographs, Windsor Arms Hotel, 2013: showing the south elevation on Sultan Street with the entrance to the parking garage at the west end (Heritage Preservation Services)



26. Current Photograph, St. Thomas Street and Sultan Avenue, 2013: looking north along the west side of St. Thomas Street and showing the surviving unit of the University Apartments (left), a recognized heritage property on the southwest corner of the intersection and its relationship to the Windsor Arms Hotel (right) (Heritage Preservation Services)



27. Current Photograph, Sultan and St. Thomas Houses, 2013: showing the collection of late 19th century house form buildings at the southeast corner of the intersection, which are designated under Part IV, Section 29 of the Ontario Heritage Act (Heritage Preservation Services)